

In re:
Tahira M. Wyatt
Debtor

Case No. 25-12547-djb
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Aug 14, 2025

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 16, 2025:

Recip ID	Recipient Name and Address
db	+ Tahira M. Wyatt, 1152 E. Sharpnack Street, Philadelphia, PA 19150-3109

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 16, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 14, 2025 at the address(es) listed below:

Name	Email Address
BRAD J. SADEK	on behalf of Defendant Tahira M. Wyatt brad@sadeklaw.com bradsadek@gmail.com;sadek.bradj.r101013@notify.bestcase.com;documents@sadeklaw.com
BRAD J. SADEK	on behalf of Debtor Tahira M. Wyatt brad@sadeklaw.com bradsadek@gmail.com;sadek.bradj.r101013@notify.bestcase.com;documents@sadeklaw.com
CHRISTINE C. SHUBERT	christine.shubert@comcast.net J100@ecfbis.com
CHRISTINE C. SHUBERT	on behalf of Trustee CHRISTINE C. SHUBERT christine.shubert@comcast.net J100@ecfbis.com
JEFFREY KURTZMAN	on behalf of Plaintiff Derrick N. Bey Kurtzman@kurtzmansteady.com

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JEFFREY KURTZMAN

on behalf of Creditor Derrick N. Bey Kurtzman@kurtzmansteady.com

ROBERT W. SEITZER

on behalf of Trustee CHRISTINE C. SHUBERT rseitzer@karalislaw.com jhysley@karalislaw.com;PA93@ecfbis.com

STEVEN K. EISENBERG

on behalf of Creditor Nationstar Mortgage LLC seisenberg@sterneisenberg.com bkecf@sterneisenberg.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 9

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In re:	:	CHAPTER 7
	:	
TAHIRA M. WYATT	:	BANKRUPTCY NO. 25-12547 (DJB)
	:	
Debtor	:	
	:	

ORDER APPROVING APPLICATION OF
CHRISTINE C. SHUBERT, CHAPTER 7 TRUSTEE,
TO EMPLOY RE/MAX OF READING AS BROKER

AND NOW, upon consideration of the Application of Christine C. Shubert, Chapter 7 Trustee (the “Trustee”), to Employ RE/MAX of Reading (the “Broker”) as Broker Pursuant to 11 U.S.C. § 327 and Fed. R. Bankr. P. 2014 (the “Application”), and the Court being satisfied that the Broker has no interest adverse to the Debtor or the Debtor’s estate with respect to the matters for which it is to be employed, and further that the Broker’s retention is in the best interest of the creditors, it is hereby

ORDERED, that the Trustee is authorized to employ the Broker as of the date of the Application to market and sell the Properties (as defined in the Application) and upon the terms and conditions therein set forth; it is further

ORDERED, that the Broker shall be entitled to be compensated for its services at the rate set forth in the Application and the Verified Statement of David Decembrino; and it is further

ORDERED, that the Broker's fees are subject to and conditioned upon the approval of this Court pursuant to 11 U.S.C. § 330 and in accordance with *In Re Busy Beaver Building Centers, Inc.*, 19 F.3d 833 (3rd Cir. 1994).

BY THE COURT:



August 14, 2025
Dated: _____

DEREK J. BAKER,
UNITED STATES BANKRUPTCY JUDGE